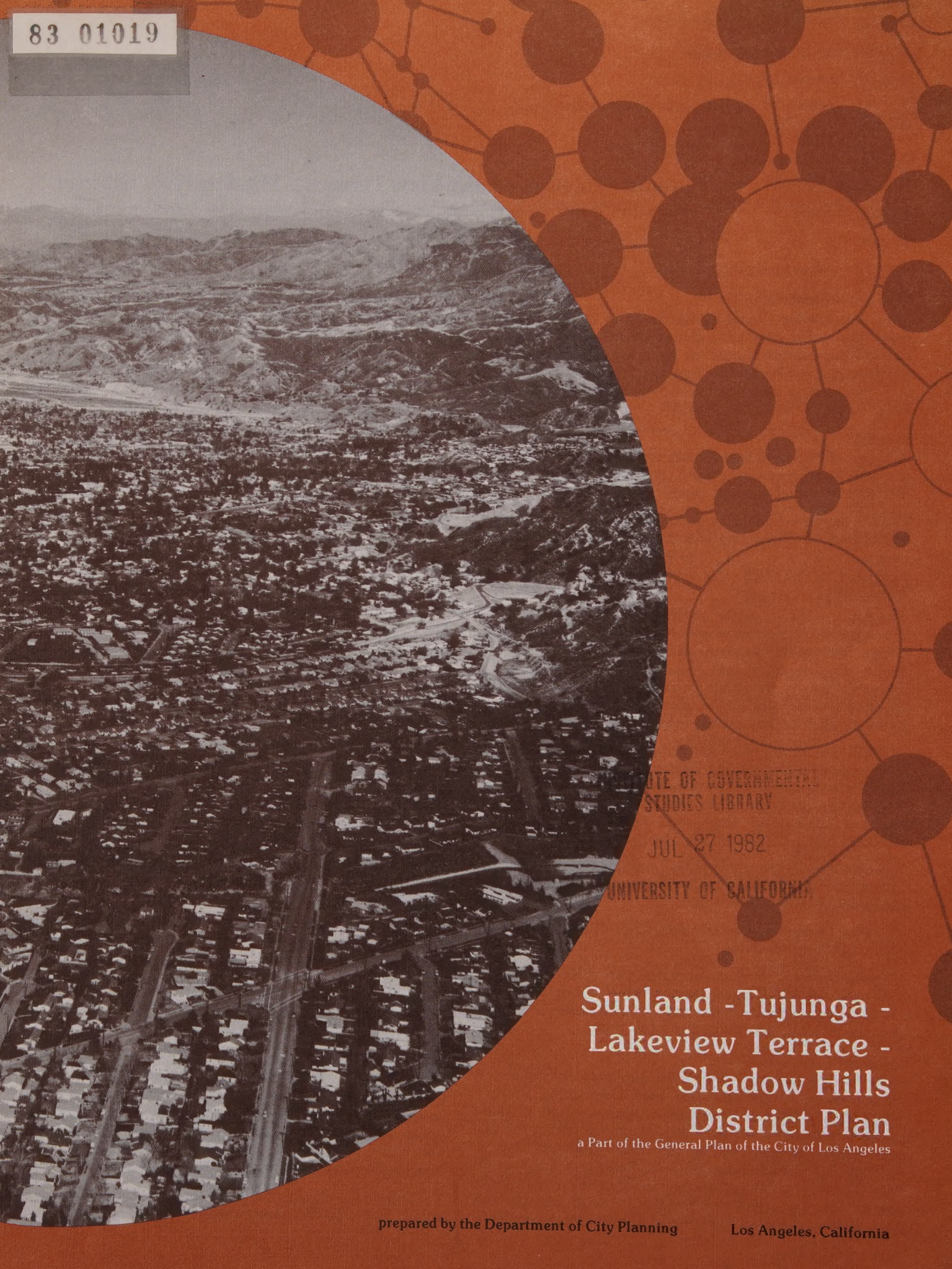


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Sunland -Tujunga - Lakeview Terrace - Shadow Hills District Plan

a Part of the General Plan of the City of Los Angeles

prepared by the Department of City Planning

Los Angeles, California



Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan
City of Los Angeles

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the Plan Map.

Purposes

USE OF THE PLAN

The purpose of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan is to provide an official guide for future development of the District for use by the City Council, the Mayor and the City Planning Commission; other concerned governmental agencies; residents, property owners and businessmen of the District; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various City development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the District, within the larger framework of the City; guide the development, betterment and change of the District to meet existing and anticipated needs and conditions; contribute to a healthful and pleasant environment; balance growth and stability; reflect economic potentials and limitations, land development and other trends; protect the environment and protect investment to the extent reasonable and feasible. The Plan proposes approximate locations and dimensions for land use.

Development may vary slightly from the Plan provided the total acreage of each type of land use, the land use intensities, and the physical relationships among the various land uses are not substantially altered.

The Plan is *not* an official *zone map*, and, while it is a guide, it does not imply any right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. Inasmuch as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different land uses than may be desirable for many years to come.

This Plan is subject to periodic review and amendment in order to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District with other communities of the City, the adjacent cities of Burbank and Glendale, and other parts of the metropolitan area.

2. To designate lands at appropriate general locations for various private uses and for public facilities, in quantities and at densities/intensities required to accommodate the population and activities projected to the year 2000.

3. To preserve and enhance the natural character of the mountainous portion of the District and to use its unique qualities to best advantage.

4. To make provision for the housing required to satisfy the varying needs and desires of the persons who choose to reside in the District, maximizing the opportunity for individual choice.

5. To preserve well maintained single-family neighborhoods and to rehabilitate areas of deteriorating housing.

6. To promote overall economic well-being and public convenience through:
a. Allocating and distributing commercial lands for retail, service and office facilities in quantities and patterns based upon sound planning principles and standards and specific community needs.

b. Designating lands for industrial development that can be utilized without substantial impairment to adjacent uses, and imposing such restrictions on the types and intensities of industrial uses as are necessary to this purpose.

7. To provide a basis for locating and programming public services and utilities, and to coordinate the phasing of public facilities with private developments.

8. To provide for a circulation system coordinated with land uses and densities and adequate to accommodate traffic, and to strongly encourage the expansion and improvement of public transportation services.

9. To prevent or minimize impairment to the physical environment; to improve the visual environment through the development and application of appropriate design criteria; and to strengthen the image and identity of the District.

10. To encourage open space for environmental protection and recreational uses, and to retain views, natural character and topography of mountainous parts of the District for the enjoyment of both local residents and persons throughout the Los Angeles region through restricted land use controls and grading requirements.

11. To assure appropriate utilization of the Tujunga Wash, so as to:
a. Preserve most of its natural amenities and resources;

b. Minimize danger of loss of life and property damage due to flooding;

c. Develop appropriate recreational, open space and/or other uses;

d. Encourage optimum utilization consistent with the above criteria.

12. To utilize a wide range of public and private programs to assist in solving the physical, legal, social, health and economic problems present in the District.

Policies

The Sunland-Tujunga-Lake View Terrace-Shadow Hills District Plan has been designed to accommodate the anticipated growth in population and employment of the District to the year 2000. The Plan seeks neither to promote nor to hinder growth; rather, it accepts the likelihood that some growth or change will take place, and therefore makes provision for the District's orderly development.

The City shall consider the preservation and protection of ecologically important areas as identified in this plan to be of paramount importance and shall restrict land uses in such areas.

All government agencies shall be encouraged to consider public acquisition of ecologically important areas.

The Plan encourages preservation of low-density, single-family residential areas, preservation of the small amount of industrial land, conservation of open space lands, and general upgrading of commercial facilities along Foothill Boulevard, with commercial concentrations at several centers.

In hillside and mountainous terrain, the Plan proposes that the general character of undeveloped lands be preserved.

LAND USE

Housing
Standards and Criteria:
Residential zones permitting densities in excess of those designated on the Plan should be considered for reclassification to more appropriate zones.

Multiple dwellings should be soundproofed and provided with adequate usable open space and recreational areas.

The intensity of land use and the density of the population which can be accommodated thereon shall be limited in accordance with the following criteria:

a. The ability of the existing and planned circulation system, both within the area and in peripheral areas, to accommodate traffic;

b. The availability of public service facilities and public utilities;

c. The steepness of the topography of the various parts of the area, and the suitability of the geology of the area for development;

d. The compatibility of proposed developments with existing adjacent developments;

Hillside areas designated Very Low I or Very Low II density on the Plan map contain limited areas of exceptionally steep topography which should be restricted to even lower densities. It is the policy of the Planning Commission that the Deputy Advisory Agency must consider lower densities, including "Minimum" density, when considering applications for development of such areas. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion patterns, access etc.

Utilization of the "cluster concept", through the Residential Planned Development District ordinance or other means, is encouraged for new residential developments in hillside areas, in order to use the natural terrain to best advantage, minimize the amount of grading required, and provide more recreational land and open space. However, development by conventional subdivision shall not be precluded. The cluster concept is defined as the grouping of residential structures on portions of the site while retaining a large area in its natural state or in a park-like setting. Density patterns indicated on the Plan Map may be rearranged to facilitate cluster developments, provided that the total number of dwelling units indicated for any development is not exceeded.

Cluster development which permits multiple and/or attached housing should be designed to:

a. Minimize adverse visual impact upon neighboring single-family uses;

b. Be similar in character, appearance and density to the Low-Medium Housing category; and

c. Be surrounded by substantial amounts of open space, part of which is usable for recreational purposes by residents.

Condominium cluster development is prohibited where it is found to have an adverse affect on, or be incompatible with, single-family neighborhoods.

Residential Planned Development Districts can also provide desirable living amenities and open space on certain level areas.

Mobile home parks are processed under the Conditional Use procedure. The Plan neither designates any areas specifically for mobile home parks nor prohibits the use of any appropriate site for this type of development, provided that the densities designated by this Plan are adhered to.

The City shall encourage development of senior citizen housing at appropriate locations.

Features:
The Plan proposes that the low-density residential character of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District be preserved and enhanced and that single-family residential neighborhoods be protected from encroachment by incompatible uses. Within the various neighborhoods, Local Streets should be designed to deter through traffic which would be detrimental to the residential neighborhoods.

Additional low- and moderate-income housing is needed throughout the City. The Sunland-Tujunga-Lake View Terrace-Shadow Hills Plan encourages single-family home ownership and suggests programs to familiarize homeowners with home maintenance and upkeep. The Plan also encourages the rehabilitation or rebuilding of deteriorating single-family homes for the same purpose. The Plan encourages residential structures to be relocated to other areas of the District rather than demolished, where economically feasible, in order to maintain the current level of the single-family housing stock. A range of housing choices should be made available to persons of all social, economic and ethnic backgrounds.

Horsekeeping Areas in the District should be developed at Very Low densities, appropriate to such use.

The proposed residential density categories and their capacities are:

Residential Density	Dwelling Units Per Gross Acre*	Persons Per Gross Acre	Gross Acres Approx.	Percent of Resid. Land	Pop. Capacity	Percent of Pop. Capacity
Minimum	.5+ to 1	2.1	2,900	40	6,100	9
Very Low I	1+ to 2	6.7	1,600	22	10,700	16
Very Low II	2+ to 3	8.4	900	13	7,600	11
Low	3+ to 7	18.2	1,500	21	27,300	40
Low-Medium I	7+ to 12	28.0	110	2	3,100	5
Low-Medium II	12+ to 24	48.0	90	1	4,300	6
Medium	24+ to 40	85.0	90	1	7,700	11
High-Medium	40+ to 60	120.0	10	-	1,200	2
			7,200	100	68,000	100

*Gross acreage includes streets

Commerce

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 2000.

Commercial structures should be limited to not more than six stories in height where designated for Community Commerce and not more than three stories where designated for Neighborhood, Limited and Highway-Oriented Commerce, to insure maximum compatibility with adjacent residential uses.

Features:
The Plan proposes approximately 175 acres for Commerce, including related parking.

Commercial development is generally located along Foothill Boulevard throughout the Sunland and Tujunga Communities. Shopping centers are located at either end of this commercial frontage, one near the intersection of Foothill and Sunland Boulevards and one near the intersection of Foothill Boulevard and Lowell Avenue.

The "Programs" section of this Plan recommends that a study be made of the improvement and expansion of the business district along Foothill Boulevard and along Commerce Avenue north of Foothill Boulevard. Development should be limited and controlled by the Planning Commission and City Council by means of Specific Plans, "Q" zoning provisions, Conditional Uses, or other appropriate precise controls. The Commerce Avenue area is outlined on the Plan Map. Architectural treatment should be applied to existing stores and parking lots in the area to insure an aesthetic design. A community service building should be sought for this area, having facilities such as an auditorium, community meeting rooms, and an historical museum, all linked to commercial facilities via landscaped walkways.

Neighborhood Commerce is proposed at several locations in the District to provide for the daily shopping needs of nearby residents.

Industry

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries of individual communities or districts under the general principle that industrial employment should be available within a reasonable commuting distance of most residential locations.

Features:
The Plan designates approximately 290 acres of land for industry.

Open Space and Natural Resource Preserve

The Plan designates most of the Tujunga Wash as a Natural Resource Preserve, to be utilized primarily for open space and recreational purposes. The Plan also recognizes the Conservation Plan identification of the Tujunga Wash as a rock and gravel resource area.

The objective of the classification and designation process required by the Surface Mining and Reclamation Act of 1975 is to assist local government in preserving for the future essential mineral resources that otherwise might be unavailable when needed. The State Mining and Geology Board has classified the Tujunga Wash area as a "Mineral Resource Zone - 2" which indicates significant mineral deposits are present. The natural resource preserve designation used in this plan is consistent with the objective of the Surface Mining and Reclamation Act in that it is intended to preclude development that would prevent future mining. It is noted, however, that the need to mine in the wash is not anticipated during the life of this plan and it is the intent of the plan to prohibit such mining through the year 2000.

CIRCULATION

Highways

Standards and Criteria:

Highways and Local Streets shown on this Plan should be developed in accordance with the Highways and Freeways Element of the General Plan and standards and criteria contained in the City's Standard Street Dimensions, except where indicated otherwise on the Plan Map or where environmental issues and planning practices warrant alternate standards consistent with street capacity requirements.

Major and Secondary Highways should be provided with adequate street lighting. Through traffic on Local Streets should be discouraged, especially within residential neighborhoods. Streets and Highways should be designed and improved to be in harmony with adjacent developments and to facilitate driver and passenger orientation.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the eventual development of appropriate transportation facilities. No increase in density shall be effected by zone change, variance or subdivision unless it is determined that the Local Streets, Collector Streets, and Major and Secondary Highways serving, and in the area of, the property involved are adequate to accommodate the traffic generated.

Design characteristics which might facilitate street identity such as curves, changes in direction and topographical differences, should be emphasized by street trees and planted median strips and paving. Wherever feasible, street development should provide for the preservation of existing trees.

The development of Equestrian Trails through residential areas appropriate for horsekeeping is encouraged. Equestrian Trails may occupy a part of street rights-of-way, being substituted for sidewalks along one side of the roadway.

Features:
The Plan incorporates and amends the Highways and Freeways Element of the Los Angeles General Plan. In addition, the Plan shows a system of Collector Streets which assists traffic flow toward Major and Secondary Highways. Stonehurst Avenue, La Tuna Canyon Road, Lopez Canyon Boulevard, Wentworth Street, Big Tujunga Road, Sunland Boulevard and the Foothill Freeway are designated as Scenic Highways.

- other public
(maintenance yard, administrative center, etc.)
- natural resources preserve
- desirable open space⁶
- commercial area noted in commerce section of text
- horsekeeping districts

PLAN MAP • Sunland -Tujunga - Lake View Terrace - Shadow Hills District

this Plan consists of this map and the accompanying text.

Public Transportation

Local bus service should be improved to directly connect residential areas with jobs, shopping and public facilities. Express bus service should be provided to adjacent communities and to Central Los Angeles, including connections with rapid transit stations at such time as these may be provided in major centers of the City.

Bikeways

A system of Bikeways is proposed, with Hansen Dam Recreation area serving as a focal point. The system will serve both recreational and circulation needs.

Bicycle facilities should be provided in new subdivisions, where feasible, connecting with the designated Bikeways.

SERVICE SYSTEMS

Standards and Criteria:

The public facilities shown on this Plan are to be developed in substantial conformance with standards for need, site area, design and general location set forth in the various public facility plans constituting the Service Systems Element of the General Plan. Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities.

The full residential, industrial and commercial densities and intensities proposed by the Plan are predicated upon substantial compliance with the standards contained in the Service Systems Element of the General Plan. In hillside areas, tentative subdivision maps shall not be approved until reviewed and approved by the Fire Department.

The development restrictions for Desirable Open Space outlined in the Open Space Plan are to be applied to areas designated as Desirable Open Space.

The Plan designates two standard types of parks, based on Year 2000 projected need:

1. Neighborhood Parks: 2 acres per 1,000 residents; minimum site size 5 acres; service radius 1/2 mile;
2. Community Parks: 2 acres per 1,000 residents; minimum site size 15 acres; service radius 1 1/2 miles.

Features:

Parks and Recreation: The Plan proposes fourteen new Neighborhood Parks and two new Community Parks. However, due to lack of available funding, many of these probably cannot be acquired and developed during the 20-year period represented by this Plan. Sunland Park is redesignated from a Neighborhood Park to a Community Park. The Plan also suggests the development of mini-parks and tot lots. Department of Water and Power property and flood control rights-of-way should be used for recreational

and open space purposes where feasible. Hansen Dam Park is proposed to be developed further as a regional recreational facility and equestrian center. A system of local Equestrian Trails is proposed to connect Hansen Dam Park with nearby horsekeeping areas, and in turn with citywide and county trail systems.

Schools: The Public Schools Plan indicates that new schools are not needed within the District. However, some expansion of the Verdugo Hills Senior High School site is needed.

The Plan proposes dual use of school facilities for the general public after hours and on weekends, under appropriate arrangements by the School District and the Department of Recreation and Parks. School grounds should be landscaped and improved to facilitate after-hour recreational use, where feasible.

Fire Protection: The Plan indicates that new Fire Stations are not needed within the District.

Police Protection: The establishment of additional police patrol capability in the Sunland-Tujunga area should be considered as a means of improving response time.

Library: New libraries are not proposed for the District, but expansion of the existing library may be desirable.

Programs

These programs establish a framework for guiding development of the Sunland-Tujunga-Lake View Terrace-Shadow Hills District in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. They will require the use of a variety of implementation methods.

It is emphasized that those implementation programs which require the use of public funds for capital improvements can occur only when the funds are available.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local circulation, relieve congestion, and provide mobility for all citizens, the following are proposed:

1. Continued development of highway, freeway and street systems in conformance with existing programs, including selecting a route for Big Tujunga Canyon Boulevard between Oro Vista Avenue and Foothill Boulevard and working toward completion of this segment of highway.
2. Continued planning and implementation of improvements to the public transportation system for the District,

- Freeway
- major highway
- secondary highway
- collector street⁸
- local street⁹
- scenic highway
- bikeway¹⁰

including better bus schedules and coverage and specialized transportation services where needed.

3. Continued work toward completion of the Foothill Freeway.

4. Continued planning and development of Bikeways for transportation and recreational uses.

5. Continued efforts to develop the Scenic Corridors along Foothill Freeway and La Tuna Canyon Road (as described under the "Planning Legislation" and "Future Studies" sections of this Plan).

B. Service Systems

1. Needed additions, expansions and/or improvements of parks throughout the District should be accelerated. Priority should be given to McGroarty Park. Special attention should be given to Water and Power property that could be used for Neighborhood Parks. A system of Bikeways and Equestrian Trails also should be established.

2. The City should encourage continuing efforts by County, State and Federal agencies to acquire vacant lands for publicly owned open space.

3. The development of other public facilities should be sequenced and timed to provide a balance with land use.

4. Special attention should be given to providing adequate police protection.

C. Social Programs

An inventory-of-needs program for the District should be initiated by City and County legislative bodies. This program would identify the physical, social, economic, health and cultural needs of the District, so that government resources may be directed toward providing for them.

Public and private agencies or organizations should continue to seek methods and programs to improve the social welfare of the District, such as youth programs designed to confront the problems of delinquency and provide vocational, educational and recreational opportunities for youth, including the establishment of a programs headquarters.

All programs proposed by this Plan are to be developed to insure full integration of the needs of the handicapped, including a full assessment of building and design standards to meet the needs of the handicapped.

D. Housing

Programs to maintain existing housing in good condition and to upgrade deteriorating houses should be developed and initiated, such as cooperative public and private fixup, cleanup and maintenance projects on selected neighborhood blocks.

Housing and Community Development Act Program funds should be used to rehabilitate and renew the housing supply of selected areas.

II. PRIVATE PARTICIPATION

Citizen groups are encouraged to undertake private actions for community improvements such as:

- A. Initiating property owner and merchant programs to increase off-street parking facilities serving adjacent shopping areas.

- B. Promoting street tree planting programs in commercial areas.

- C. Sponsoring clean-up and beautification programs to improve the general visual environment.

- D. Continued participation in the District by those private groups, organizations and public agencies which provide legal, medical, dental, mental health, counseling, job training and senior citizen services to residents.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies or amendments are suggested to aid in implementation of the Plan:

- A. Design: Requirement that all new and rebuilt public and private facilities observe improved standards for site design and the needs of senior citizens and the handicapped.

- B. Townhouse Zoning: Legislation to provide for increased ownership of attached single-family housing, which would provide a greater economy of land utilization and be suitable for proposed Low-Medium density residential areas.

- C. Mobile Home Development: Special regulations and requirements for mobile home parks, giving consideration to location, density, zoning, landscaping and similar needs.

- D. Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably a type which would also serve for recreation, parking or other general public purpose.

- E. Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands planned for conservation and open space uses.

- F. Property Improvement Tax Relief: Support by the City for State legislation which would provide incentives to property owners making improvements on their property.

G. Residential Tax Relief: Support by the City for State legislation which would require counties to assess single-family homes on the basis of single-family use if the adopted plan for the area designates them as stable single-family areas.

- H. Signs: Strengthening of controls on billboards and other commercial signs.

- I. Scenic Corridors: Development of regulations applicable to the Foothill Freeway (in cooperation with the California State Department of Transportation) designating corridor boundaries and standards for: (1) the grading of slope easements to blend cuts and fills with the natural topography; (2) scenic turnouts; (3) aesthetic design of features for roadside safety; (4) control over the design and location of sign installations; (5) review of building permits with respect to color, building materials, design features, parking and landscaping; and (6) building heights and setbacks.

- J. Grading: Amendments of the Zoning and/or Building Codes to limit the quantity of cut and fill grading in hillside and mountainous areas.

- K. Scenic Districts: Establishment of districts and the provisions of regulations therein to protect and preserve scenic features or values of mountain areas.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. The City may initiate redesignations to zones appropriate to the Plan.

- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone. Approval should be contingent on a proven need and be phased so that density of development will be kept in balance with the availability of street capacity and service systems in order to maintain the quality of living in the District.

V. FUTURE STUDIES

The following studies should be undertaken when authorized by the City Council:

- A. The City should continue to investigate methods to improve the physical and social conditions of those parts of the District where need exists. In particular, the establishment of a police station or a substation in the Sunland-Tujunga area should be considered.

B. Community Business District:

A detailed planning study of the Commerce Avenue commercial area from Foothill Boulevard to just north of Valmont Street and of Foothill Boulevard from Sunland Boulevard to the City of Glendale should be made by the City in cooperation with local business and civic groups, including the chamber of commerce. This study should include consideration of:

1. Size, location and types of signs;
2. Extent, location and improvement of off-street parking facilities;
3. Landscaping;
4. Rehabilitation and improvement of commercial structures;
5. Anticipated expansion of commercial facilities; and
6. Appearance and location of public facilities.

The study should include recommendations for implementation actions, including but not limited to Specific Plans, zone redesignations, subsidized rehabilitation programs, public facility improvements and private action programs.

- C. Plans for development of the Scenic Corridors indicated in this Plan should be prepared and implemented with the assistance of a citizen advisory committee. The plans should include:

1. Roadway design;
2. Location and development of view sites and recreational areas;
3. Controls on use and intensity of use of lands within and/or adjacent to the Scenic Corridor;
4. Prohibition and/or control of signs and billboards; and
5. Location of other necessary public facilities.

- D. Plans for improvement of Sunland Boulevard between Foothill Boulevard and Tuxford Street should be prepared and implemented if the traffic level as determined by the Traffic Department makes such improvement necessary. The plans should include:

1. Roadway design, with special attention to alignment, width, superelevation, and sight distances;
2. Frontage roads and other means of limiting, diverting and concentrating access to and from side streets and driveways;
3. Grade separations for the enhancement of pedestrian, equestrian and bicyclist safety;
4. Traffic signing, striping and other regulatory and warning devices for further promoting safety and orderly movement;
5. Continued concentrated enforcement of speed and other traffic regulations; and
6. Street lighting.

SERVICE SYSTEMS¹

School

- elementary
- junior high
- senior high
- private

Recreation Sites

- neighborhood
- community
- public golf course

Other Facilities

- branch administrative center
- library
- fire protection
- health center
- landfill site
- water tank
- cultural and historical site
- post office
- water and power property
- power distribution station
- equestrian trail²

LAND USE

Housing

Density	Dwelling Units ³ per Gross Acre	Corresponding Zones (Height District)
minimum	0.5 to 1	A1, A2, RE40
very low I ⁴	1+ to 2	RA, RE20
very low II ⁴	2+ to 3	RE15, RE11
low	3+ to 7	RE9, RS, R1
low medium I	7+ to 12	RD6, RD5, RD4, RD3, R2
low medium II	12+ to 24	RD2, RD1.5
medium	24+ to 40	R3

Commerce

- limited
- highway oriented
- neighborhood or community

Industry

- limited

Open Space

- publicly owned I (recreational, environmental protection, school site)
- publicly owned II (for purposes other than recreation, environment or school)
- privately owned⁵

Other Public and Quasi-Public Land

- quasi-public (private schools, hospitals, etc.)

Single Family Housing		
total acres	6,800	}
% of total area	55%	
dwelling unit capacity	20,600	
population capacity	51,500	
Multiple Family Housing		
total acres	400	}
% of total area	3%	
dwelling unit capacity	10,500	
population capacity	16,500	
total acres	50	}
total acres	85	
total acres	40	
total acres	325	}
% of total area	3%	

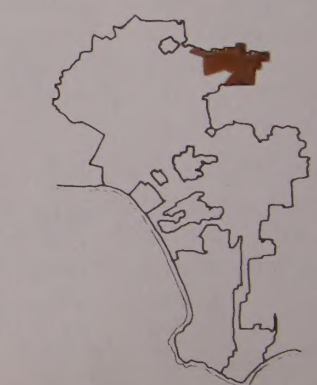
Total Housing	
total acres	7,200
% of total area	58%
dwelling unit capacity	31,100
population capacity	68,000
Total Commerce	
total acres	175
% of total area	1%
Total Industry	
total acres	325
% of total area	3%

Total Public and Quasi-Public Land	total acres	4,700
% of total area		38%
TOTAL ACRES		12,400

CIRCULATION

NOTES:

- Open symbol denotes the general location of a proposed facility and does not designate any specific private property for acquisition. Such facility may be appropriately located within an area defined by the locational and service radius standards contained in the individual facility plans comprising the Service System Element of the General Plan.
- Location of the Equestrian Trails are general and may be varied as required. Trails shown on private property are contingent upon approval of the property owners. The Plan does not intend that such property be purchased by the City.
- Gross acreage includes streets.
- Hillside areas designated "Very Low I" or "Very Low II" density on the Plan Map contain limited areas of exceptionally steep topography which should be restricted to even lower densities. It is the policy of the Planning Commission that the Deputy Advisory Agency must consider lower densities, including "Minimum" density, when considering applications for development of such areas. Factors to be considered should include, but not be limited to: steepness of slope, amount of grading, soil stability, erosion patterns, access, etc.
- Minimum density residential uses are permissible on privately owned open space.
- Desirable Open Space is land which possesses open space characteristics which should be protected and where additional development controls such as proposed in the Open Space Plan are needed to conserve such characteristics. These lands may be either public or privately owned.
- Subdivisions in hillside areas shall be designated in such a way as to preserve the steeper slopes as open space and to preserve the natural hillside views. The total density allowed over the entire ownership shall be clustered in the more naturally level portions of the ownership. Density in the clusters shall not exceed that permitted in the "Low Medium" density housing category.
- Mt. Gleason Ave. north of Foothill Blvd. Wentworth St. between Mt. Gleason Ave. and Tujunga Canyon Blvd. Tujunga Canyon Blvd. between Wentworth St. and Apperson St. and Mountain Ave. between Foothill Blvd. and La Tuna Canyon Rd. are designated "Modified Collector" street and shall have roadways no greater than 50 ft. in width.
- Local streets are shown for reference only.
- Bikeways are general in alignment and may be changed.
- Density of these Lake View Terrace areas designated "Low Medium II" are limited to density no greater than that permitted in the RD2 zone.
- Sunland Blvd. should be limited to "Secondary Highway" standards.
- Development should be limited to no greater than that permitted by the RD5 zone and such development shall not take place prior to a period of three years after the adoption of this Plan.
- Landfills and surface mining are prohibited in "Ecologically Important" areas during the life of this Plan.
- Density is limited to that permitted by the RD6 zone.
- It is not the intent of this plan that multiple residential zoning be permitted at this location.





U.C. BERKELEY LIBRARIES



C124895163

TOM BRADLEY, *mayor*

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